

**WOODS CROSS CITY COUNCIL MEETING
OCTOBER 4, 2016**

The minutes of the Woods Cross City Council meeting held October 4, 2016 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Rick Earnshaw, Mayor

COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor
Tamra Dayley
Jessica Gertsch

*James Sheldon
Ryan Westergard

*Entered the meeting as noted in the minutes

COUNCIL MEMBERS EXCUSED:

Wally Larrabee

STAFF PRESENT:

Gary Uresk, City Administrator
Bonnie Craig, Secretary

VISITORS:

Patt Hutsell
Lois Schrader
Marc Bryson
Sharm Smoot
Michele Wood
Quinn Fowers
ReNae Cline

Gary Francis
Don Schrader
Stephanie Gonzales
Alix Chidester
Sandy Anderson
KelliJo Castleberry
Angela Dixon

Bill Francis
LeGrande Blackley
Mario Gonzales
Jamie Chidester
McKay Cleverly
Glenn Fitzpatrick

INVOCATION:

Tamra Dayley

PLEDGE OF ALLEGIANCE:

Jessica Gertsch

APPROVAL OF MINUTES

The City Council reviewed the minutes of the City Council meeting held September 20, 2016. After their review, Council Member Gertsch made a motion to approve the minutes as written with Council Member Dayley seconding the motion and all voted for the motion through a roll call vote.

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APPROVAL OF CASH DISBURSEMENTS

The Council had received and reviewed the cash disbursements by email. Council Member Westergard made a motion to ratify the cash disbursements as presented with Council Member Dayley seconding the motion and all voted for the motion through a roll call vote.

OPEN SESSION (BRIEF ITEMS)

The Mayor then opened the meeting to items from those present that they would like to bring before the City Council that were brief in nature. This would be items that would take less than two or three minutes.

Mr. Sharm Smoot came before the Council and thanked them for the opportunity to give him a chance to update them on his new concept plan for the property he and 12 other property owners' have been working to develop over the past months.

He presented to the City Council and the public present, a power point presentation with concept drawings of the new ideas for the project. He said he would like any feedback or ideas or suggestions from the Council about the new concept plan. He said he and the other property owners had taken the feedback from the open house that was held and had reworked the project to be more in line with what the neighbors were requesting.

Mr. Smoot noted they were now proposing 45 townhomes that would be 2-story and would have two car basement garages and they would be available for purchase. He said the units would be an average of 1100-1200 square feet and have 1, 2 and 3 bedroom units. He also showed the landscape plan for the project that included a fountain, splash pad, tot lot and pavilion.

Council Member Sheldon entered the meeting at this point.

Mr. Smoot said he would be happy to have any feedback given to him personally and offered his cell phone number to the group so they could call him with any follow-up comments or questions.

The Mayor noted he felt this project was headed in the right direction and likes the idea of ownership because people take more pride in owning something. He also said he likes the 2 story buildings and likes how the outside of the buildings tie in with the commercial building that is located nearby.

Council Member Gertsch also said she felt like this was a step in the right direction and said she appreciated Mr. Smoot bringing this concept plan back in for the Council to review. She also said she appreciated Mr. Smoot and his willingness to work with the citizens to make changes.

Mr. Gary Francis then came before the City Council and said he had been leading the opposition to the apartments and wanted to find a compromise with the developer. He said he felt like this

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new concept plan was much better and would fit into the neighborhood better. He thanked Mr. Smoot for listening to the residents and making the changes that were voiced by the residents. He said it was a better look and feel for the area and appreciated that Mr. Smoot took the time to listen to the feedback given by the city residents.

There were no further items for the open session.

COMMUNITY OF PROMISE REPORT

The Mayor noted this report would be given at the next meeting.

YOUTH CITY COUNCIL REPORT

The Mayor gave the floor to the Youth City Council Mayor Pro-tem who noted the following for the City Council:

- In the month of the September the Youth City Council was officially sworn in. There are 38 youth in total and 17 new members.
- The YCC is planning a spook alley for the October Pumpkins in the Park activity. They will be meeting with Jake this Thursday. They also are going to sponsor a Hayride for the kids section of the activity and Mr. Barry Christensen will be driving the hayride.
- It was noted that the YCC had been invited by Congressman Stewart to come to a Youth Town Hall meeting on Tuesday, October 18 to ask questions. There will be 6 youth councils there to ask questions and be involved with the meeting. It was noted the City Council was also invited to attend that meeting with the Youth City Council.

The Mayor noted he is looking forward to a fun year with the Youth City Council and thanked them for their service to the community.

UPDATE ON FARM MEADOWS SUBSIDENCE STUDY

The Mayor gave the floor to the City Administrator who then went over the following information with the City Council:

“As the Council is aware, I have sent out a survey to approximately 200 homes in the Farm Meadows subdivision. I have received about 80 responses back and am still tabulating the data. So far 8 of the homes are reported to have severe damage, and 22 with moderate damage. The majority of respondents have reported either minor or no damage. Our concern is that the minor damage may become more severe since a majority of the surveys indicated that damage is getting worse over time.

“I have assembled a team of experts to help us review the data and determine what steps need to be taken to determine what is occurring and if possible what is causing it. The team that I have assembled is Greg Seegmiller, our City Engineer; Rick Chestnut from Terracon, a Geo Technical

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engineer; David Simon from Simons Associates, a Geologist and Joshua King from Langdon Group, a public involvement specialist. I believe our task is twofold, that is to work on determining the cause of the subsidence and to communicate to our residents what we are doing and our findings as we proceed. I believe communicating to our residents is a crucial part of this process. I have involved the Landgon Group in this process since I do not have the time to adequately communicate to our residents on this issue.

“Another part of this process is to keep the State Division of Emergency Management notified of what we are doing and find out what funding opportunities are available from the State and Federal Government for this situation. This will be a long term effort since we will need to determine what is happening as well as the extent of what is happening before we can make any request for funding.

“At the last Council meeting a resident from the Berkshire Subdivision, west of Silver Eagle Refinery, mentioned she was experiencing settlement issues. I inspected her home and it is clear she is experiencing some of the same issues as the homes in the Farm Meadows subdivision. It appears the extent of this problem may be larger than we have anticipated.

“With all of this in mind, I will need additional funding to cover the costs of doing the studies and keeping the public informed. I propose we postpone the hiring of the additional police officer that was to be funded from the Woods Crossing Project and reallocate that funding to take care of this issue. After the Woods Cross project is completed we can then take a closer look at the revenues we are receiving from the project and if it is above what we anticipated we can move ahead with the hiring of the additional police officer.”

The City Administrator said he had been out to see some of the homes that have been affected by the damage. He said he is very concerned about what is going on and that is why he assembled the team of experts and he is hoping they can come to find out what is happening. He also noted he has been concerned about the need for communication to the residents on what is happening and he is planning on putting up an interactive website within the next couple of weeks to help residents and the city communicate better on what is happening on both sides of this situation. He went on to say they would be doing studies and putting up the information on the website.

The City Administrator noted that with the studies and the website there will need to be funding allocated towards them. He said he was suggesting they take some of the money from the new Woods Crossing tax base and put it towards this situation and possibly wait to hire the additional police officer until after the first of the year when they know what kind of funds they would be receiving from the project. He did note that there were two police officers approved to be hired in the near future but that one will be hired now and one will be hired after the first of the year.

The Mayor said it was good to get a team of experts together to work on this issue and he wants to see this problem mitigated and wants to try to get the emergency funding needed. He thanked the City Administrator for his help and his input. He then called for any questions.

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Ms. Julie Checketts living at 1222 South 800 West then asked if the city had just passed a tax increase to budget for two additional police officers why would they not look for funding sources elsewhere rather than not hire the additional police officer, especially if the city residents had passed the budget for the two new officers.

The Mayor explained that the two officers would still be hired, but one would be hired now and one would be hired after the first of the year when the city had more information on what kind of revenue the Woods Crossing Project would be generate. He said that funds from this new project would be the easiest money to use for the subsidence studies since the funds had not been allocated to a specific place yet. He did reiterate that there would be two police officers hired, but the second one would be after the first of the year after the new Woods Crossing project was generating revenue.

Ms. Checketts thanked the Mayor and Council for the information. She also said she was concerned about a couple of her neighbors who might also be affected by the subsidence and the City Administrator said he would be in contact with them.

Ms. KelliJo Castleberry then came before the Commission. She asked if the city was located in a quiet zone regarding the railroad. She said she has heard many more train horns lately and wondered why. She wondered if there was a problem with the sensor at the railroad crossing or if they were having other sinking problem at the tracks as they have experienced in the past and why the trains or honking their horns so often once again.

The City Administrator said that sometimes if there is construction going on along the train line the conductors are instructed to blow the horns. He said he was not aware of any construction going on right now but he would get in contact with Union Pacific and see why the horns are being used again.

Council Member Dayley said she was aware of construction on 2600 South and 500 South that she had encountered on her way home the other day so that may be part of the cause.

Ms. Castleberry asked if UTA had been contacted as well and the City Administrator said they had not contacted UTA because Union Pacific is the principle on the railroad. He said he would contact Union Pacific and follow up with why the trains are using their horns in the quiet zone.

Ms. ReNae Cline living at 942 West 1500 South then came before the City Council. She said she is also interested in the railroad tracks and said they have substantially moved. She asked if the railroad was having problems with the tracks sinking. She wondered if the railroad could be connected with the subsidence problem. She also thanked the City Administrator for coming out to her home and surveying the damage that is happening. She said she appreciates all that is being done and knowing that the city is involved and trying to help with what is going on.

Ms. Angela Dixon living at 1058 South 1050 West then asked if any of the studies being done were going to be done on the north side of the subdivision. The City Administrator asked if Ms.

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Dixon is having damage occurring at her home and she said she is having some minor cracking right now. The City Administrator said they would be conducting more studies and that they will look at the whole city to see how wide spread this problem is and what will need to be done. Ms. Dixon thanked the City Administrator for the information.

MAYOR'S REPORT

The Mayor reminded the City Council and city residents in attendance that the Pumpkins in the Park activity would be coming up on the 22nd. He also said the first Monday after Thanksgiving will be the Christmas lighting and Santa Clause activity for the city.

The Mayor also noted for the Council that there is now a Family Connection Center located in Bountiful. He said they offer a program to help people in extreme poverty with ways to help them with self sufficiency. He said that if anyone in attendance knew of anyone that might be in need of these services to let him know and he could put them in contact with the center. He said they are very eager to help anyone in our city who might be in need of their services.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following to the City Council:

1. CTC Trucking

“CTC Trucking has finalized their lease with the property near 2100 South in Salt Lake and has moved out of the Golden Eagle property. However, our problems with the property have not been totally resolved. Last week, four semi-trailers were parked immediately south of Kathy Soddors home, which she is quite upset about.

“We have sent a letter to United Fuel and indicated to them we need to have the trailers moved. We also notified them they needed to restrict the time the trucks come into their property to load and unload the diesel bio-fuels and they need to remove the drums of used oil and grease on their property and also remove the Quonset hut that was located on the property. Needless to say there are a number of issues that we need to resolve on this property but we are working to get United Fuels to comply with our request.”

He noted that this would probably be a continuous problem.

2. January Employee Appreciation Party

“After the meeting we looked into the venues that were discussed as well as talked with the employees about possible places they would suggest. We found the Canterbury Place in Bountiful is available and scheduled it for the dinner. We felt this would provide a nice venue for the dinner but also make it close to see if we can increase the attendance of employees.”

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ADJOURNMENT

There being no further business before the City Council, Council Member Dayley made a motion to adjourn the meeting at 7:29 P.M. with Council Member Westergard seconded the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Bonnie S. Craig, Secretary